

COLONIAL ACRES PHASE V
NEWSLETTER

Volume XXXVI Issue 01

January 2024

Phase V website: colonialacresphasev.com

Clearview Property Mgt. 810-458-6065

Office hrs: Monday thru Friday 9am to 5pm

Emergency Maintenance 810-410-7827
(after hours)

Email: office@clearviewmi.com

Fax: 810-458-6067

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Pool Maintenance	Janice Broniak
Sunshine Corner	Faith Phee

Newsletter email: ticonderogagals1@gmail.com

Newsletter deadline to submit items is the 15th of each month.



And just like that it's...

January
2024

Save the Dates

January 21, 2-4 pm

Winter Doldrums Potluck Dinner

FEBRUARY 3

TRADITIONAL POLISH DINNER

Above events held in Phase V clubhouse

FROM THE BOARD

It's hard to believe another year has gone by. We tackled the roads, cement, goose egg collection, pool maintenance, repairs, & just all the yearly issues that come up with an aging property. Thank everyone for helping out & being understanding. We can work to maintain & improve Phase V together. That is what a co-op is all about. Don't just complain when you see issues, come to the Board Meetings, be informed, have a say. Make that your first New Year's resolution, become more involved in your community.

The Christmas dinner was a big hit this year, it was brought back to the clubhouse by the Men's Club. That small group put on quite the dinner, the room was sold out! The food was great & the three beautiful baskets & bottles of wine donated by Clearview plus the gift certificates donated by local realtor Kim Champe made the raffle exciting. Our old TV was raffled off as well. What a good way to say goodbye to 2023, enjoying time with good friends! Our next big dinner will be February 3, with catered original Polish food! The tickets are on sale now from Peggy Booker & myself, Gloria, at the January meetings or call us. Check out all the details in this newsletter, hope to see everyone there.

Keep warm, the worst of winter is on its way. Make sure you've checked your thermostat & put fresh batteries in. The warmer December doesn't have us Michiganders fooled!

The next meeting is Wednesday January 10 at 1:00pm. Below is a list of the 2024 Board meetings & times, they are always on the second Wednesday of each month.

January 10	1:00pm	July 10	1:00pm
February 14	1:00pm	August 14	6:00pm
March 13	6:00pm	September 11	6:00pm
April 10	1:00pm	October 9	1:00pm
May 8	6:00pm	November 13	1:00pm
June 12	1:00pm	December	No meeting

Gloria Poirier

Participation is KEY to a successful and thriving Community!

CLUBHOUSE COMMITTEE MEETING MINUTES

12/7/23

Meeting called to order by Donna at 12:00.

Bill Aldinger gave the treasurer report. Written copies available on tables. Bill spoke on arrangements for our Christmas party. All tickets have been sold. Doors will open at 4:45. Caterer will arrive with food at 5:15 and set it up on the serving tables. Food was delicious. People seemed to be enjoying themselves. After dinner drawings for the door prizes, 50/50 raffle, and the T.V. were held.

The Craft Show was a rounding success this year. People also enjoyed the bake sale. There were several vendors and a great turnout. Thank you for the repeat performance. Connie did a great job.

There is a clipboard in the kitchen for ordering supplies needed at Clubhouse. Mike will get a form made up for this purpose.

The Ugly Sweater and Cookie Exchange was attended by several members. Mike Gola won the ugly sweater contest. Those attending were very pleased as they went home with a variety of cookies. This way they did not have to spend hours making different kinds. Let us have a better turn out next year.

Our "Thank You Luncheon" for the local firemen and police was well received. They appreciated our thoughtfulness as well as our token of appreciation. They spend several runs a year helping when necessary.

Key Cards will be handled by Katy Kay and Judy Keeling. If your key does not work see these gals for help.

Events coming in 2024 are as follows: Polish Night dinner to be held February 3. Tickets on sale in January at \$15.00 per dinner. More information will be given by Peggy Booker.

Shelly who planned the 50's program will plan an event for next year. Garage Sale same week as the South Lyon sale.

Programs resuming: Bingo will be January 3rd, Gals movie and lunch on Tuesday, however a new volunteer organizer will be needed to plan event. Linda is working that day, so she is not able to do it.

Submitted: **Theresa Szarama**

Happy Holidays!

Hoping your Holiday Season has been Fabulous so far!

As we wrap up this year, I wanted to take a moment to thank the Many, Many volunteers who help make this community a safe and fun place to live!! Thanks to all of you and the countless hours you have given to this Community.

Without our volunteers, we would not have pretty flowers at the clubhouse, exercise classes, a newsletter, coffee time, bingo and many of the things we have come to look forward to each month!!

December was an exciting time in the neighborhood...

- *** Police and Fireman's dinner was a special event for them - great work on this.
- *** Holiday Dinner at the Clubhouse was a HUGE success - great work on this as well.
- *** Cookie Exchange went okay at the end of November, but we are thinking of ways to liven it up for next year and see more participation.

We are looking forward to your presence at the Rose Bowl party featuring U of M on Jan 1st.

In January, many of our monthly events will return and a couple new to be added:

- * Applebees Fundraiser night - Tentatively Scheduled for Jan 11, more to come - 20 Percent to community.
- * Winter Doldrums Potluck - scheduled for January 21 at Clubhouse, 2 - 4 bring a dish and GET out of the house!

Have a Fantastic Holiday Season....See you at the next Clubhouse meeting on January 4, 12 pm.

Laura Gola



Participation is KEY to a successful and thriving Community!

Friendsgiving

The first **Friendsgiving** was held November 19, 2023, with 56 members attending. Because of the excellent turnout and the positive feedback this will become an annual event. Below are photos of our friends and neighbors breaking bread and enjoying fellowship with each other. If you did not attend this event, put a reminder in your calendar for November 2024 & join us!



COLONIAL ACRES PHASE V
 OPERATING STATEMENT
 ELEVEN MONTHS ENDING NOVEMBER 30, 2023

	ANNUAL BUDGET	* CURRENT BUDGET	MONTH * ACTUAL	* YEAR TO DATE * BUDGET	ACTUAL	OVER (UNDER)
INCOME :						
5110 Carrying Charges	\$ 2,041,740	\$ 170,145	\$ 179,120	\$ 1,871,595	\$ 1,855,449	\$ (16,146)
5410 Interest Income	0	0	1	0	7	7
5534 Clubhouse Committee Income	0	0	0	0	0	0
5548 Special Assessments	0	0	0	0	0	0
5550 Late Charges	3,000	250	564	2,750	4,149	1,399
5552 N S F Check Charges	0	0	50	0	375	375
5554 Legal Fee Recovery	3,000	250	0	2,750	8,082	5,332
5555 Member Violations	0	0	0	0	0	0
5556 Unit Reconditioning	0	0	0	0	0	0
5558 Member Repairs	400	33	0	367	0	(367)
5570 Insurance Recovery	0	0	0	0	0	0
5580 Transfers From Reserve Funds	18,607	0	0	18,607	103,495	84,888
5590 Miscellaneous	0	0	0	0	75	75
TOTAL INCOME :	\$ 2,066,747	\$ 170,678	\$ 179,735	\$ 1,896,069	\$ 1,971,632	\$ 75,563

EXPENDITURES :

6200 Land Lease	\$ 783,624	\$ 65,302	\$ 77,164	\$ 718,322	\$ 766,219	\$ 47,897
6300 Administrative Expenses	94,000	12,043	10,700	86,377	80,415	(5,962)
6400 Operating Expenses	208,200	667	1,679	207,533	216,958	9,425
6500 Maintenance & Repair Expenses	654,200	61,017	44,360	593,183	593,066	(117)
6600 Community Facility	9,600	0	0	9,600	8,297	(1,303)
6700 Taxes & Insurance	122,100	10,025	16,434	112,075	129,143	17,068
7300 Debt Service & Reserves	195,000	16,250	15,997	178,750	175,971	(2,779)
TOTAL EXPENDITURES :	\$ 2,066,724	\$ 165,304	\$ 166,334	\$ 1,905,840	\$ 1,970,069	\$ 64,228

TOTAL INCREASE (DECREASE)

	\$ 23	\$ 5,374	\$ 13,401	\$ (9,771)	\$ 1,563	\$ 11,335
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CASH BEGINNING OF PERIOD

	<u>593</u>	<u>593</u>	<u>593</u>	<u>593</u>	<u>12,431</u>	<u>12,431</u>
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CASH END OF PERIOD

	<u>13,995</u>	<u>13,995</u>	<u>13,995</u>	<u>13,995</u>	<u>13,995</u>	<u>13,995</u>
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December in Review

A Huge “THANK YOU” to the Men’s Social for hosting the Colonial Acres Phase V Christmas party. The Christmas Party was a huge success! Great food, great friends, great neighbors, great prizes, a great time. The 2023 Christmas party held in our Clubhouse was a sell out! The men’s club did a great job organizing and putting this event on. Below are some of our neighbors and friends enjoying themselves there!





CHRISTMAS COOKIE EXCHANGE AND UGLY SWEATER CONTEST

A new event in December that provided us with a variety of cookies to share with family and friends during the holidays. Each person brought one half dozen cookies for each person participating. A few people brought a sampler tray of cookies to enjoy in the clubhouse foregoing the full cookie exchange. Either way, everyone enjoyed the gathering and most of us took home a load of cookies to enjoy and share. Libations and Christmas music were plentiful, and the decorating committee made our clubhouse a festive place to host this event. Looking to make this another annual event, mark your calendars for next December and join us!

Kiwanis Dinner

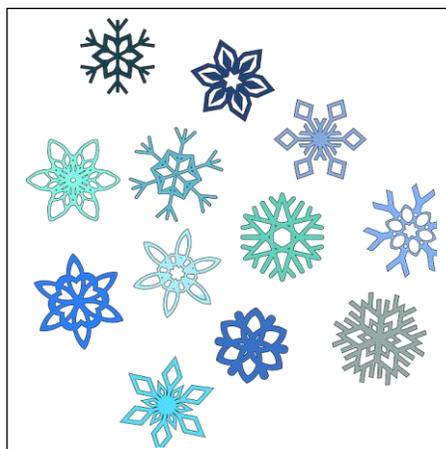
The annual Kiwanis Christmas dinner held at the high school was a hit again this year. Many Colonial Acres members were in attendance. We even caught Santa visiting with one of our neighbors! I'm sure she has been nice and not naughty!



Winter Wonderland

W	I	C	G	N	I	T	A	K	S	T	R	Z	D
N	D	N	A	L	R	E	D	N	O	W	D	C	L
W	O	N	R	A	R	O	R	K	A	W	O	Z	L
S	B	T	S	S	N	O	W	F	L	A	K	E	L
K	D	R	N	I	I	C	I	C	L	E	L	N	N
I	L	N	O	L	L	O	W	Y	T	S	O	R	F
I	N	T	W	L	F	L	C	S	L	S	P	N	S
N	S	R	B	A	R	L	A	N	L	L	G	I	N
G	L	E	A	F	O	T	L	N	I	P	P	Y	S
N	K	T	L	W	Z	S	L	E	D	D	I	N	G
A	S	N	L	O	E	L	G	L	I	S	T	E	N
D	D	I	W	N	N	Z	N	A	D	L	O	C	T
S	O	W	E	S	D	R	A	Z	Z	I	L	B	O
W	H	O	T	C	H	O	C	O	L	A	T	E	I

NIPPY
 SNOWBALL
 HOT CHOCOLATE
 SNOWFLAKE
 FROSTY
 ICICLE
 SKATING
 WONDERLAND
 SLEDDING
 FROZEN
 BLIZZARD
 SKIING
 SNOWFALL
 GLISTEN
 WINTER



**Welcome to Paul's Corner,
This month, we'll be covering garbage disposals.**

When running a disposal, water always comes first and last. Turn on the water, then the disposal. Feed in the food you are wanting to grind until clear. Turn off the disposal, and lastly turn off the water. As you do dishes, periodically run your disposal to clear debris before they accumulate and become too thick.

Disposals need to be ran regularly. We suggest at least once a week, turn on your cold water and allow the disposal to run for about ten seconds. Then turn off the disposal, followed by the water. This will help clear any debris that may have accumulated and keep the motor from seizing. You can also take this time to be sure your disposal is running properly.

Food, and food only, should be ground in a disposal. Pieces should be kept small, as large pieces can cause the disposal to become unbalanced, jam, or even clog your drain. Be sure to avoid any foods with fibers as they may wrap around the blades (eg: celery, onions, corn husks, etc.) as well as any non-food items (such as bones, eggshells, flowers, dishes, cutlery, coffee grounds, fruit peels, fats, etc.).

Be careful of items stacked around your sink while using a disposal. It is common to find rings, spoons, forks, knives, earrings, bars of soap, even small glasses, that have accidentally vibrated off the sink edge. Save yourself the call to maintenance and keep an eye out.

Cleaning doesn't have to be complicated. Just the weekly disposal operation is sufficient to keep things running smoothly.

If you notice build-up, place the plug into the disposal opening. Pour a little dish soap into the sink and run as warm of water as you can safely handle into the sink. Once half-full, pull the plug and run the disposal. The soap will break up the debris while the extra flow of water will push it down the drain.

Once the disposal is off, gentle scrubbing with a soapy sponge on the drain flaps will clean off any stubborn pieces.

If you get odors - Turn on cold water. Run your disposal. One cube at a time, drop in ice. Once clear, turn off the disposal and the water. Pour half-a-cup of baking soda into the disposal followed by a cup of vinegar. Allow it to sit until the bubbling has mostly stopped.

Run warm water to clear away the mixture. While the water is still running, turn on the disposal for a few seconds to knock loose any stuck baking soda. Turn off the disposal, and then turn off the water.

Extra Note: Please be sure to NEVER use SaniSticks. Despite being advertised as dissolvable, They do not break down quickly and can cause blockages.

Sarah Trala
Paul's Plumbing Services

COLONIAL ACRES PHASE V INFORMATION

Important information for Members



BINGO IS BACK!!!

WHERE: PHASE V CLUBHOUS

WHEN: JANUARY 3

TIME: 5:30 PM

Bingo 1st and 3rd Wednesdays at 5:30pm

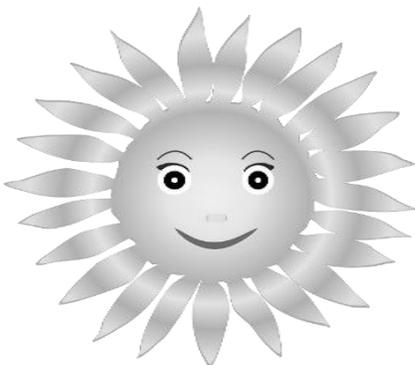


LUNCH & A MOVIE!!!

We are looking for a volunteer to organize the monthly LUNCH & A MOVIE outing. There is no date set for January. Anyone interested in organizing this event in 2024 can contact Susie Brock 248 892-5183. We will place on calendar when date is selected.

Just a reminder...Garbage & Recycling collection is every Monday unless that is a holiday! Please be mindful when placing your recycling containers out for collection. If they do not have a lid, please refrain from over-filling them as lighter weight recyclable containers have been blown all over the community. If it is windy, please hold the recyclables until the following week if possible. Thank you!

BITS & PIECES OF ME



SUNSHINE CORNER

Bring a ray of sunshine to a neighbor who may need encouragement or a get well wish. Faith Phee will send a card to lift someone's spirits.

Please contact Faith 313-418-0067 if you would like a note sent that says we care.



ACT	62181	Arlington Crl	Unit 6	Bld 113	\$156,900.00
ACT	25832	Lexington	Unit 2	Bld 87	\$159,900.00
ACT	25715	Adams Ct	Unit 3	Bld 86	\$165,000.00
ACT	62071	Arlington Crl	Unit 4	Bld 114	\$169,900.00
SLD	61962	Yorktown	Unit 1	Bld 91	\$110,000.00
SLD	62512	Raleigh Ct	Unit 4	Bld 98	\$149,000.00
SLD	62350	Arlington Crl	Unit 4	Bld 108	\$160,000.00

Kim Champe, Realtor

Welcome To The Neighborhood



No New neighbors to welcome This month!

Sympathy Corner

Notify Newsletter editors at Ticonderogagals1@gmail.com of any deaths in the community and a sympathy card will be sent to family members on behalf of the Phase V community.

Things Happening in & AROUND Phase V

Tailgate Party

Where: Phase V Clubhouse

When: January 1st at 4:00 PM

Bring your own bottle and snacks and watch the Rosebowl in the Phase V Clubhouse on our new TV with friends and neighbors.



Winter Doldrums Potluck

WHERE: Phase V Clubhouse
When: January 21, 2p-4p



It seems like we only see each other in winter when we are moving our cars. Let's change that! Bring a dish and break bread with friends and neighbors in the Phase V Clubhouse. A great way to chase away those post-holiday doldrums and catch up with friends and neighbors!



SAVE THE DATE: SATURDAY, FEBRUARY 3

Phase V is hosting a **TRADITIONAL POLISH** Dinner catered by **CZAPKI'S** of Milford. Tickets \$15 per person (2 per household) Tickets will be available January 1st! Limited seating so get your tickets **QUICK**. Tickets can be obtained from Peggy 248 231-7372 or Gloria 734 453-5739.

It is a BYOB, coffee and water will be provided...50/50 raffle. See ya' soon!

Pancake Breakfast hosted by Men's Social

Watch the February Newsletter Calendar for a Pancake breakfast hosted by the Men's Social Club in February. Let the guys serve you and help our Clubhouse at the same time!



SHED THOSE HOLIDAY POUNDS

Where: Phase V Clubhouse

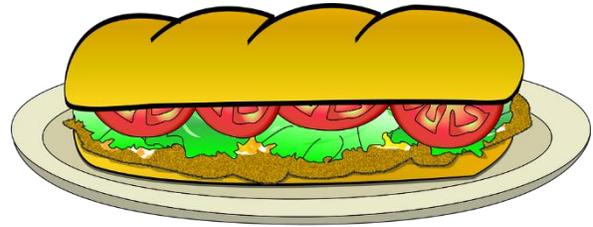
When: Mondays & Fridays 11 am

A great way to get in shape for the new year and combat those post-holiday blues. Join us as we strengthen our bodies, improve our balance, shed holiday weight gain, and enjoy each other's company in the process.

From the recipe box of Christen Canttilla

TURKEY BLT FOR 2

- 2 tablespoons of mayonnaise
- 1 tablespoon of spicy brown mustard
- 1 tablespoon of honey
- 2 large rolls
- 4 slices of cooked turkey
- 4 cooked bacon strips
- 2 slices of Swiss cheese
- 4 slices of tomato and lettuce



In bowl mix together mayo, mustard and honey, spread on inside of rolls
 Layer on turkey, bacon and cheese broil 3 min.
 Add tomato and lettuce and roll top

Then sit down and enjoy!

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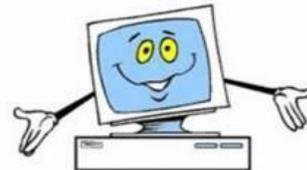


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January 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 4 pm Tailgate Party 7 pm Euchre	2 2-5 pm Billiards 7 pm TX Hold em	3 10-12 Sewing 5:30 pm Bingo	4 12 CLUBHOUSE COM MTG 7 pm Euchre	5 11-12:30 Yoga Girls Exercise 7 pm TX Hold em	6
7	8 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	9 2-5 pm Billiards 7 pm TX Hold em	10 10-12 Sewing 1 pm BOARD MTG	11 1 pm Undecorate clubhouse 7 pm Euchre	12 11-12:30 Yoga Girls Exercise 7 pm Bible Study	13
14	15 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	16 2-5 pm Billiards 7 pm TX Hold em	17 10-12 Sewing 5:30 pm Bingo	18 7 pm Euchre	19 11-12:30 Yoga Girls Exercise 7 pm TX Hold em	20
21 2-4p Winter Doldrums Potluck	22 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	23 2-5 pm Billiards 7 pm TX Hold em	24 10-12 Sewing	25 7 pm Euchre	25 11-12:30 Yoga Girls Exercise 7 pm Bible Study	27 RENTAL
28	29 8:30 a Coffee hr 11-12:30 Yoga 7 pm Euchre	30 2-5 pm Billiards 7 pm TX Hold em	31 10-12 Sewing			